

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2436 1/2 Birch Creek Rd
 Parcel No. 2701-333-38-020
 Subdivision Spanish Trails
 Filing 3 Block 8 Lot 20

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2039
 Sq. Ft. of Lot / Parcel 3833.28 (.088 acre)
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1427

OWNER INFORMATION:

Name TP Construction Inc.
 Address PO Box 55063
 City / State / Zip Grand Junction CO 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name TP Construction Inc.
 Address PO Box 55063
 City / State / Zip Grand Junction CO 81505
 Telephone 970.241.5059

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>PD</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>Approval Letter from Lic Engineer.</u>
Voting District <u>B</u> Driveway Location Approval _____ (Engineer's Initials)	

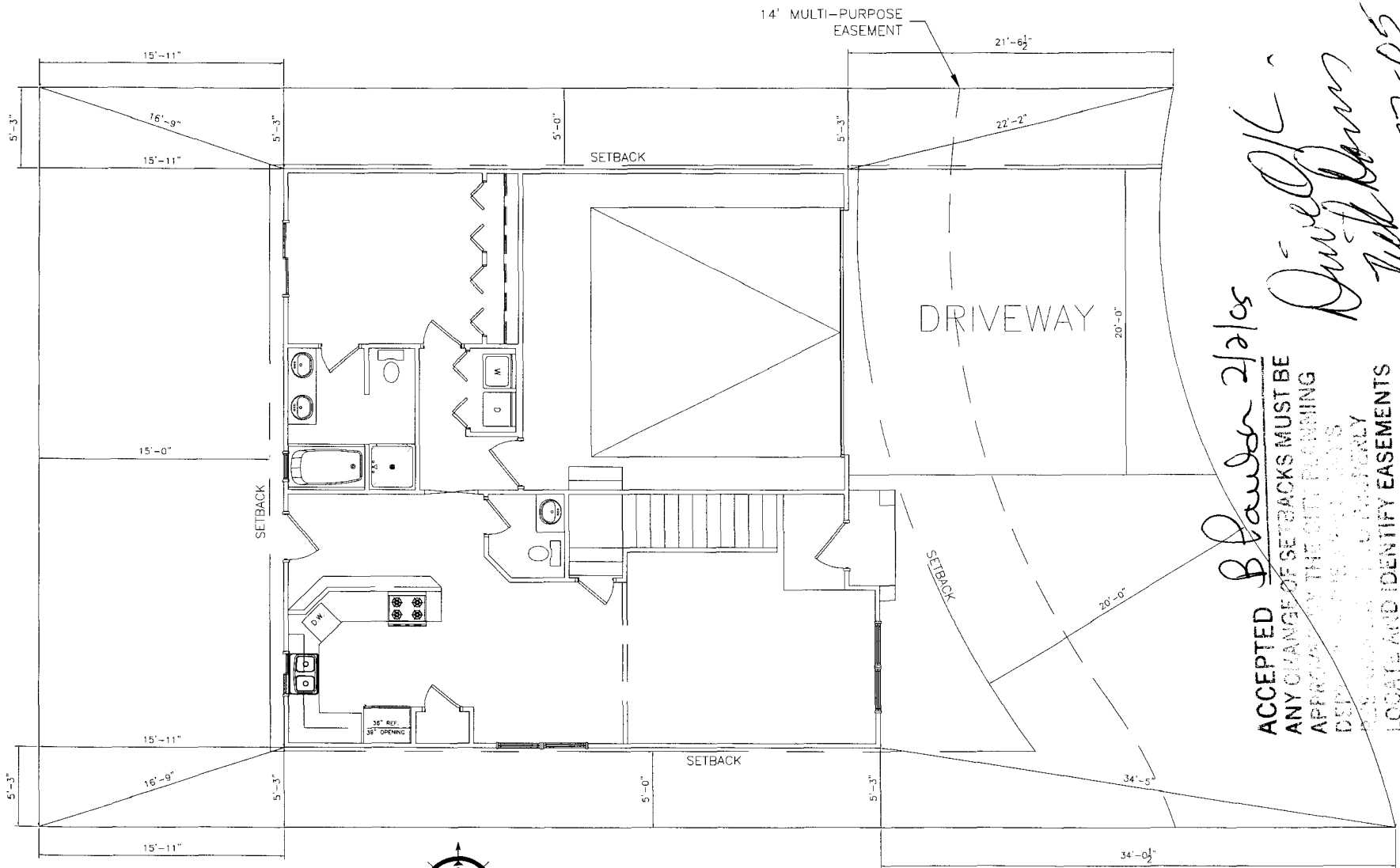
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 1/26/05
 Department Approval WA B Paulson Date 2/2/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>17890</u>
Utility Accounting <u>[Signature]</u> Date <u>2-3-05</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Blawie 2/2/05
Quintana
Feb 1-27-05

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. CONTRACTORS MUST LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

JACK CREEK ROAD

NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE, IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

SCALE: 1" = 10'-0"

SITE PLAN INFORMATION	
SUBDIVISION NAME	SPANISH TRAIL
FLING NUMBER	3
BLOCK NUMBER	8
LOT NUMBER	20
STREET ADDRESS	? JACK CREEK ROAD
COUNTY	MESA
GARAGE SQ. FT.	448 SF
MAIN FLOOR LIVING SQ. FT.	979 SF ±
UPPER FLOOR LIVING SQ. FT.	602 SF ±
LIVING SQ. FT.	1582 SF
LOT SIZE	0.088 ACRES
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 15'